

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
August 14, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: N
Location: 4434, 4436 and 4438 Old Battleground Road (North side of Old Battleground Road west of Brandt Ridge Drive)
Applicant: Curry Brandaw Architects on behalf of Colson & Colson Construction Company
Owner: June F. Shelton, Kay S. Hardin, and James F. Moore Sr.
From: RS-40 & CD-PDR
To: CD-RM-12

Conditions: 1) Uses: Congregate Care Facility.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family Residential (3)
Acreage	6.445
Physical Characteristics	<i>Topography:</i> Northwesterly downward slope <i>Vegetation:</i> Wooded <i>Other:</i> Floodplain located along northwestern edge of property
Overlay Districts	Tier 3 of Watershed Critical Area
Historic District/Resources	N/A
Generalized Future Land Use	Moderate Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	RS-40
<i>South</i>	Greystone Point Apartments / Undeveloped	CD-RM-5 / CD-RM-12
<i>East</i>	Single Family Residential (Brandt Ridge Subdivision)	CD-PDR
<i>West</i>	Undeveloped	RS-40

ZONING HISTORY		
Case #	Year	Request Summary
2408	1994	This property has been zoned RS-40 since it was annexed in 1994.

DIFFERENCES BETWEEN RS-40 & CD-PDR (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS
<p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p> <p>CD-PDR: Intended to accommodate a variety of housing types developed on large tracts of land in accordance with a Unified Development Plan.</p> <p>CD-RM-12: Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitation..</p>

TRANSPORTATION	
Street Classification	Old Battleground Road – Minor Thoroughfare.
Site Access	Any proposed access points must meet all City of Greensboro Driveway Standards.
Traffic Counts	Old Battleground Road ADT = 7,200.
Trip Generation	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, site drains to Greensboro Watershed Critical area WS III, tier 3.
Floodplains	100 yr Floodplain may encroach in the property (north west corner). All the proposed structures and mechanical equipment within the floodplain must be at least 1' above base flood elevation if any development is proposed in the floodplain. Elevation certificate will be required for all the structures in the floodplain.
Streams	N/A
Other	There is an existing channel that drains water from an existing pond to the main creek that runs north of the property. Maximum disturbed area for this site is 60% of the usable area. Usable area consist of that property not lying in any of the following: Stream buffers, open channels carrying 17 cubic feet per second or more in a 100 yr storm, 15% slopes adjacent to drainage ways, water quality conservation easements, floodplains or natural wetlands. Maximum built upon area for tier 3 without sewer is 4% and no high density option is allowed. Maximum built upon area for tier 3 with sewer is 12% for low density and 30% for high density option. All the built upon area must drain and get treated by a state approved BMP (pond or similar) for high density development.

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>West</i>	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Parks, Open Space, and Natural Resources Goal: Protect and restore Greensboro's irreplaceable scenic and natural resources: its system of parks and greenways, urban and woodland tree canopy, stream corridors and wetlands, and air and water quality.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

Watershed Critical Area: Established pursuant to State of North Carolina environmental mandates, Watershed Critical Areas are overlays adjacent to a water supply intake or reservoir where the risk associated with pollution is greater than from the remaining portions of a water supply watershed. The Generalized Future Land Use Map shows the portion of the Watershed Critical Area for the Greensboro Water Supply Watershed that is located within the water/sewer boundary. This Watershed Critical Area drains to Lake Brandt, Lake Higgins, and Lake Townsend, which form the northern boundary of the Comprehensive Plan study area. The predominant land use designation in this area is low residential because of the environmental constraints associated with the Watershed Critical Area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans:**Other Plans:****STAFF COMMENTS**

Planning: Staff feels that this would be a good location for a congregate care (assisted living) facility which is a low traffic-generating land use. Development of this site will have to comply with Watershed Critical Area and flood plain requirements.

This request is consistent with the Moderate Residential land use classification on the Generalized Future Land Use Map of Connections 2025.

GDOT: No additional comments.

Water Resources: Possibility of wetlands. If any wetland disturbance and or stream crossing disturbance is proposed all the necessary approvals must be obtained from the State and the Corps of Engineers prior to any disturbance. Channels that carry public water require a Drainage maintenance and utility easement. Drainage must be provided by means of open and vegetated channels. All the undisturbed areas must be dedicated and plated as WQCE.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.